

# UNOFFICIAL COPY

## TRUSTEE'S DEED

This indenture made this 30th day of June, 2023 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Trustee**, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 28th day of June, 1983, and known as Trust Number **1083912**, party of the first part, and

Doc#. 2319428273 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/13/2023 03:47 PM Pg: 1 of 3

Dec ID 20230701671812  
ST/CO Stamp 1-240-203-728 ST Tax \$85.00 CO Tax \$42.50  
City Stamp 1-363-803-856 City Tax: \$892.50

**EQUITY TRUST COMPANY,**  
**CUSTODIAN FBO 200435091 ROTH**  
**IRA**  
party of the second part

**Reserved for Recorder's Office**

whose address is :  
1953 N. Clybourn Avenue, Ste. R124  
Chicago, IL 60614

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN**

Property Address: 6233 N. Niagara Avenue, Unit 3E, Chicago, IL 60631

Permanent Tax Number: 13-06-110-051-1011

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

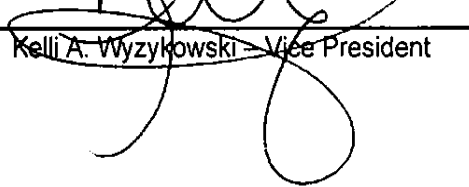
**This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any here be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.**

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By:   
Kelli A. Wyzykowski - Vice President

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 30th day of June, 2023.



  
NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY STATE ZIP: \_\_\_\_\_

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SEND SUBSEQUENT TAX BILLS TO:

NAME: Equity Trust Company, custodian FBO  
200435091 Roth IRA

ADDRESS: 1753 N Clybourn Ave suite R124

CITY STATE ZIP: Chicago, IL 60614

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3E IN NIAGARA NORTH, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOT 43 IN BLOCK 64 IN NORWOOD PARK IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY LOUIS KULMA AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22372688, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED 4.9962 PERCENT INTEREST IN THE COMMON ELEMENTS IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM FIRST BANK OF OAK PARK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1968 AND KNOWN AS TRUST NUMBER 8484 TO LOUIS K. KULMA DATED JUNE 21, 1972 AND RECORDED SEPTEMBER 23, 1972 AS DOCUMENT NO. 22052930, FOR INGRESS AND EGRESS.